07

Fidelity Title
48-A

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 19th day of May, 2006, by and between LEONARD R. TEMPLE, UNMARRIED, hereinafter called Grantor, and LISA M. SMITH, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, LEONARD R. TEMPLE, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto LISA M. SMITH, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4753 CLARKSVILLE PIKE, NASHVILLE, TENNESSEE 37218.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantors on the day and year first above written.

SELLER:

Davidson County DEEDWARR
Recvd: 05/30/06 08:11 3 pgs
Fees:18.00 Taxes:415.33
20060530-0062607

LEONARD R. TEMPLE
Signature of Seller

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, LEONARD R. TEMPLE, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at Madison **, TENNESSEE, this** 19 **day of May, 2006.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

LISA M. SMITH
4753 CLARKSVILLE PIKE
NASHVILLE, TN 37218

Property Address:

4753 CLARKSVILLE PIKE, NASHVILLE, TENNESSEE 37218
Person Responsible for Taxes:

CTX MORTGAGE CO.
2828 NORTH HARWOOD
DALLAS, TX 75201-1516

Map & Parcel #: MAP 49, PARCEL 1

AFFIDAVIT OF VALUE

STATE OF Tennessee **:**
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **112250** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Karen Colbert
Affiant

Sworn to and subscribed before me, a Notary Public, this 19th day of **May, 2006.**

Diane K. Mann
Notary Public

My Commission Expires: 2/22/2009

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7820

EXHIBIT 'A'

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Watkins & Murray Surveyors, on March 1ô, 1948, as follows:

Beginning at a point in the center line of State Highway No. 112, said point being South 83 degrees 30' West 846 feet more or less from the center line of Old Beuna Vista Pike, said point in the south line of a 27 acre tract more or less conveyed to J.C. Smith et al, by deed of record in Book 1005, page 586, Register's Office for said County; thence with the center line of said highway, North 33 degrees 15' West 249.6 feet to a point, North 39 degrees 30' West 249.6 feet to a point in the original west line of said 27 acre tract; thence with the line of same South 11 degrees 30' East 433.3 feet to a point; the southwest corner of said 27 acre tract; thence with the south line of the same North 83 degrees 30' East 212.5 feet to the beginning, said tract being more or less triangular in shape and containing 1.18 acres more or less.

Being the same property conveyed to Leonard R. Temple, by Warranty Deed from Lisa B. Barber and husband, Sam Barber, of record in Instrument Number 20010813-0086698, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 49, PARCEL 1).
2. Country easements and right-of-way for State Highway No. 112, if any.